

**MINUTES OF A REGULAR MEETING
PROVIDENCE REDEVELOPMENT AGENCY
THURSDAY, MAY 14, 2015
444 WESTMINSTER ST., PROVIDENCE, RI 02903**

The Providence Redevelopment Agency (PRA) met in a regular meeting at the Office of the Agency, located at 444 Westminister St., Providence, RI on Thursday, May 14, 2015 at 4:04PM.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Julius Kolawole, Councilman Bryan Principe, and Councilwoman Mary Kay Harris.

Absent at roll call: Yahaira Placencia and Jesse Kenner.

Others in attendance: Don Gralnek, Executive Director; Amber Ilcisko, Secretary; Dante Bellini, RDW Group; Carla DeStefano, SWAP, Inc.; Jon Restivo, Darrow Everett; Sergio Spaziano, City of Providence Law Department; Sean Creegan, City of Providence Law Department; Collen Dupre, City of Providence Planning Department; Bill Brody, Waterson Terminal; Chris Waterson, Waterson Terminal; Bill Fischer, True North Communications; Ethan Sluter, Bourne Avenue Capital Partners; Frank Shea, Olneyville Housing Corporation; Mark Ryan, Moses Afonso Ryan; John Boenhert, Law Office of John M. Boehnert; Paul Grimaldi, Providence Journal; Bert Crenca, AS220; Eric Everett, Darrow Everett;

APPROVAL OF MINUTES

Cliff Wood made a motion to approve the minutes of the meeting held on April 9, 2015 and the special meeting held on April 22, 2015, and Julius Kolawole seconded the motion. The motion passed unanimously, and the minutes were approved as submitted.

BILLS AND COMMUNICATIONS

Mr. Gralnek gave a brief explanation of the bills to be approved- item 5 is for work at Flynn, item 6 is the normal retainer, item 7 is for work on 514 Broadway, item 8 is for work on the American Tourister site, item 9 is also for work at the American Tourister site and the public hearing the following week, item 10 is for work on the Gorham site, item 11 is for work on the Louttit site, and item 12 is for work on Flynn.

Cliff Wood made a motion to approve the bills, and Bryan Principe seconded the motion. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gralnek discussed the following agenda items:

Item 13-the PRA legislation; no action was taken by the Board.

Item 14-update on Umicore; no action was taken by the Board.

NEW BUSINESS

Mr. Gralnek presented the following items of new business:

Item 15- the sub-sublease of plat 56 lot 288 to Provport at the Port of Providence. Chris Waterson presented.

Cliff Wood made a motion to approve a sub-sublease of plat 56 lot 288 at the Port of Providence with Provport. Bryan Principe seconded the motion. The motion was passed unanimously.

Item 16- the loan transaction with AS220 for the first mortgage for the property located at 35 Aborn Street. Bert Crenca presented.

Cliff Wood made a motion to approve the loan transaction with AS220 for the first mortgage for the property located at 35 Aborn Street; the motion was seconded by Julius Kolawole. The motion was passed unanimously.

Item 17- the initiation of an amendment to the West End Renewal Plan to include the area bounded by Cranston Street, Bridgham Street, Elmwood Avenue, Cromwell Street, and Dexter Street and to extend the term of the plan until 2042.

Cliff Wood made a motion to approve the initiation of an amendment to the West End Renewal Plan to include the area bounded by Cranston Street, Bridgham Street, Elmwood Avenue, Cromwell Street, and Dexter Street and to extend the term of the plan until 2042. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 18- entering into a Letter of Intent to purchase the property located at 49 Westfield Street and various other properties located at 72-4 Wilson Street, 78 Wilson Street, 102 Wilson Street, 63 Warren Street, 61 Warren Street R, 59 Warren Street, 45 Warren Street, 43 Warren Street, 64 Warren Street, 58 Warren Street, 54 Warren Street, 56 Warren Street, and 42 Warren Street, (plat 30, lots 284, 285, 291, 299, 301, 307, 308, 334, 338, 339, 344, 355, 634), and to ratify the payment of taxes for property located at 212 Harrison Street and 17 Fuller Street for FY2011, FY2012, and FY2013.

Cliff Wood made a motion to approve entering into a Letter of Intent to purchase the property located at 49 Westfield Street and various other properties located at 72-4 Wilson Street, 78 Wilson Street, 102 Wilson Street, 63 Warren Street, 61 Warren Street R, 59 Warren Street, 45 Warren Street, 43 Warren Street, 64 Warren Street, 58 Warren Street, 54 Warren Street, 56 Warren Street, and 42 Warren Street, (plat 30, lots 284, 285, 291, 299, 301, 307, 308, 334, 338, 339, 344, 355, 634), and to ratify the payment of taxes for property located at 212 Harrison Street and 17 Fuller Street for FY2011, FY2012, and FY2013. Bryan Principe seconded the motion; the motion was passed unanimously.

Item 19 – set hearing date of June 11, 2015 to consider amendments to the Port Redevelopment Plan.

Cliff Wood made a motion to approve June 11, 2015 as the hearing date to consider amendments to the Port Redevelopment Plan; Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 20- negotiation with the Archdiocese of Providence regarding the acquisition of 265 Manton Avenue, plat 63, lots 346, 367-369, for \$125,000 from the Eagle Square TIF funds and subsequent contribution of property to the Olneyville Housing Corporation. Frank Shea presented.

Bryan Principe made a motion to approve the Executive Director to enter into negotiations with the Archdiocese of Providence regarding the acquisition of 265 Manton Avenue, plat 63, lots 346, 367-369, for \$125,000 from the Eagle Square TIF funds and subsequent contribution of property to the Olneyville Housing Corporation. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 21- to find that the following real property is blighted and substandard, and that the acquisition thereof is necessary for redevelopment, revitalization, or municipal purposes: 10 Goddard Street, 10 Stamford Avenue, 14 Wilson Street, 141 Althea Street, 16 Hyat Street, 179 Washington Avenue, 182 Indiana Avenue, 21 Croyland Road, 251 Lenox Avenue, 319 Admiral Street, 35 Gifford Street, 36 Gifford Street, 38 Pope Street, 45 America Street, 47 Naples Avenue, 48 Ardonene Street, 521 Union Avenue, 64 Bergen Street, 65 Robin Street, 7 Elder Place, 78 Harriet Street, 83 Alverson Avenue, 88 Bowdoin Street, and 89 Sisson Street. Sean Creegan presented.

Bryan Principe made a motion to approve the following real properties are blighted and substandard, and that the acquisition thereof is necessary for redevelopment, revitalization, or municipal purposes: 10 Goddard Street, 10 Stamford Avenue, 14 Wilson Street, 141 Althea Street, 16 Hyat Street, 179 Washington Avenue, 182 Indiana Avenue, 21 Croyland Road, 251 Lenox Avenue, 319 Admiral Street, 35 Gifford Street, 36 Gifford Street, 38 Pope Street, 45 America Street, 47 Naples Avenue, 48 Ardonene Street, 521 Union Avenue, 64 Bergen Street, 65 Robin Street, 7 Elder Place, 78 Harriet Street, 83 Alverson Avenue, 88 Bowdoin Street, and 89 Sisson Street. Cliff Wood seconded the motion. The motion was passed unanimously.

Item 22- the authorization of the expenditure of an amount not to exceed \$135,000 to acquire tax titles to the following real property located in the City of Providence: 10 Goddard Street, 10 Stamford Avenue, 14 Wilson Street, 141 Althea Street, 16 Hyat Street, 179 Washington Avenue, 182 Indiana Avenue, 21 Croyland Road, 251 Lenox Avenue, 319 Admiral Street, 35 Gifford Street, 36 Gifford Street, 38 Pope Street, 45 America Street, 47 Naples Avenue, 48 Ardonene Street, 521 Union Avenue, 64 Bergen Street, 65 Robin Street, 7 Elder Place, 78 Harriet Street, 83 Alverson Avenue, 88 Bowdoin Street, and 89 Sisson Street. Sean Creegan presented.

Bryan Principe made a motion to approve the authorization of the expenditure of an amount not to exceed \$135,000 to acquire tax titles to the following real property located in the City of Providence: 10 Goddard Street, 10 Stamford Avenue, 14 Wilson Street, 141 Althea Street, 16 Hyat Street, 179 Washington Avenue, 182 Indiana Avenue, 21 Croyland Road, 251 Lenox Avenue, 319 Admiral Street, 35 Gifford Street, 36 Gifford Street, 38 Pope Street, 45 America Street, 47 Naples Avenue, 48 Ardonene Street, 521 Union Avenue, 64 Bergen Street, 65 Robin Street, 7 Elder Place, 78 Harriet Street, 83

Alverson Avenue, 88 Bowdoin Street, and 89 Sisson Street; Cliff Wood seconded the motion. The motion was passed unanimously.

Item 23-the authorization of the Executive Director to remit \$10, 775.14 to the Tax Collector for the City of Providence for taxes due and owing on the real property located at 17 Fuller Street and 212 Harrison Street.

Cliff Wood made a motion to ratify the authorization of the Executive Director to remit \$10,775.14 to the Tax Collector for the City of Providence for taxes due and owing on the real property located at 17 Fuller Street and 212 Harrison Street. Julius Kolawole seconded the motion. The motion was passed unanimously.

Item 24- the designation of Bourne Avenue Capital Partners as the site developer for the Louttit Site, located at 93 Cranston Street until September 15, 2015. Eric Sluter presented.

Cliff Wood made a motion to approve the designation of Bourne Avenue Capital Partners as the site developer for the Louttit Site, located at 93 Cranston Street until September 15, 2015. Bryan Principe seconded the motion. The motion was passed unanimously.

EXECUTIVE SESSION

Cliff Wood made a motion to adjourn the regular meeting and enter executive session pursuant to R.I.G.L. 42-46-5(A)(5) for discussions and possible action related to the development and disposition of publicly held property located at 220 Blackstone Street, 220 Blackstone Street rear, and 23 Stanford Street (plat 45, lots 85, 797, and 833) wherein advance public information would be detrimental to the interest of the public. The motion was seconded by Bryan Principe. The motion was passed unanimously.

Roll Call Vote to enter Executive Session:

James DeRentis- yes

Cliff Wood- yes

Yahaira Placencia- not present

Julius Kolawole- yes

Mary Kay Harris-yes

Bryan Principe- yes

Jesse Kenner-not present

The Providence Redevelopment Agency entered executive session at 5:02PM.

RETURN TO OPEN SESSION

Cliff Wood made a motion to end Executive Session and return to Open Session at 5:30PM. Bryan Principe seconded the motion. The motion was passed unanimously.

Board members present at roll call: Chairman Jim DeRentis, Vice Chair Cliff Wood, Julius Kolawole, Councilman Bryan Principe, and Councilwoman Mary Kay Harris.

Board members absent at roll call: Yahaira Placencia and Jesse Kenner.

Cliff Wood made a motion to seal the minutes of the Executive Session. Bryan Principe seconded the motion. The motion passed unanimously.

Mr. Gralnek reported the following actions that took place in Executive Session:

The board convened into Executive Session pursuant to R.I.G.L. 42-46-5(A) (5) for discussions and possible action related to the development and disposition of publicly held property located at 220 Blackstone Street, 220 Blackstone Street rear, and 23 Stanford Street (plat 45, lots 85, 797, and 833), wherein advance public information would be detrimental to the interest of the public. The Board voted to give the Executive Director certain directions with respect to the property.

Julius Kolawole made a motion to adjourn the meeting; the motion was seconded by Bryan Principe. The motion was passed unanimously.

The meeting adjourned at 5:31PM.